

CITY OF MANISTEE PLANNING COMMISSION
SPECIAL MEETING
70 Maple Street
Manistee, MI 49660

MEETING MINUTES
August 15, 2019

A Special Meeting of the Manistee City Planning Commission was held on Thursday, August 15, 2019 at 3 pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 3:04 pm by Chair Wittlieff followed by the Pledge of Allegiance.

ROLL CALL

Members Present: Bob Slawinski, Michael Szymanski, Rochelle Thomas, Marlene McBride, Roger Yoder, Pamela Weiner and Mark Wittlieff

Members Absent: None

Others: Kyle Storey (City Zoning Administrator), Mike Szokola (GIS/Planner 1), Rob Carson (County Planning Director) and Nancy Baker (Recording Secretary)

APPROVAL OF AGENDA

Mr. Storey wished to amend the agenda under Public Hearing, #2 address of 28 Arthur Street to 32 Arthur Street and #4 address of 50 Arthur Street to 74 Arthur Street.

Motion by Commissioner Slawinski, seconded by Commissioner Yoder to approve the agenda as amended.

With a Roll Call vote this motion passed 7 to 0.

Yes: Szymanski, Slawinski, Yoder, McBride, Weiner, Thomas and Wittlieff

No: None

APPROVAL OF MINUTES

There were no minutes to approve.

PUBLIC HEARING

The Public Hearing for Special Use Permits pertaining to Marihuana Business.

1. The Public Hearing for Fresh Coast Provisioning LLC: 28 Arthur Street
 - Hearing was opened at 3:06 pm

Mr. Storey stated all presentations for the Special Use Permit meeting have been accepted and approved for this meeting.

The department received revised plans from the applicants (28 Arthur Street) for this presentation. The department was unable to review this plan before this time. The department gave recommendations to the remove the overhead canopy, introduce new lighting not attached to the existing canopy, add rain garden along the east side of the parcel, close the south curb cut, connect 28 Arthur to the parcel directly north along US 31 and reconfigure the dumpster to be located behind the building. The fire department's stipulation is for fire suppression system. The Department of Public Works (DPW) had no recommendations. These recommendations were included on the revised plan that has not been reviewed and approved for the presentation. The presentation is for the original plan.

- Applicant report
Nick Piedmonte, Fresh Coast Provisioning LLC, requested presenting the 28 and 32 Arthur Street plans together. The operation will hold a strict age control, internal data base system to track inventory and an individual's purchases. The 28 Arthur Street would be an adult marijuana usage facility and 32 Arthur Street would be a medical facility. An annual donation program will be set up.
Dusty Christensen, Mansfield Land Use Consultant, the sites have no environmental issues, storage tanks have been removed. The department's recommended changes to the plans including landscaping and storm water run-off were reviewed for the Planning Commission. The signage design will comply with the ordinance.
- City - staff recommendations/comments
Planning Commission and staff comments were addressed: will employ 8-12 new employees at each establishment with living wages. Pay will depend upon job position. The hours will be per the city ordinance.
Staff recommendations were reviewed before the presentation and listed above.
- Public comment: None
- Hearing was closed at 3:29pm

2. The Public Hearing for Fresh Coast Provisioning LLC: 32 Arthur Street

- Hearing was opened at 3:29 pm
- Application report
Nick Piedmonte, this plan was reviewed during 28 Arthur open hearing.
Dusty Christensen, all environmental cleanup has been approval by the state. All recommendations by the Planning Department will be completed including parking area design to eliminate traffic issues, landscaping and state required security.
Eric Piedmonte reviewed the maintenance plan, the outside of the building and surrounding area.
- City - staff recommendations/comments

Planning Commission and staff comments were addressed: differentiate the retail building from the medical building site, plans for security inside the building and the process of handling each customer, will have 24-hour full security at each establishment, open drives between properties conformed to shared drives. Staff recommendations: close north side curb cut, remove attendant station in front of property/reconfigure lighting, relocate trash dumpsters behind building with driveway and add rain garden to east side of property to mitigate run-off. Fire Department stipulation: fire suppression system. Department of Public Works (DPW) stipulations: separate water shutoffs (not connected to neighboring parcel buildings). City must be able to shut off water to individual buildings.

- Public comment
Dan Miessner, 165 Joslin Cove, opposed to a long string of marijuana facilities displayed in this area, concerned of the effect on deterring tourists and attracting another type of individuals
- Hearing was closed at 3:47 pm

3. Arthur Street Exchange LLC: 50 Arthur Street

- Hearing was opened at 3:47pm
- Applicant report
Seth Tompkins, attorney, medical and recreational use facilities at this location. A license for home delivery has been acquired.
Jacob Abraham, owner and operator, a hospitality business to help customers who prefer the cannabis over prescribed medication pills. Will train staff and help with fund raising for community organizations.
Paul Reinholt reviewed the site plan drainage, access drives, parking, rain garden, and landscaping.
- City – staff recommendations/comments
Planning Commission and staff comments were addressed: reconsider changing the sign name, eliminate a few parking spaces to add landscaping and have open sharing access with neighboring businesses.
Staff recommendations: reduce some parking spaces to be replaced with landscaping. Fire Department stipulations: fire suppression system. DPW: separate water shutoffs (not be connected to neighboring parcel buildings). City must be able to shut off water to individual buildings.
- Public comment
Dan Miessner, 165 Joslin Cove, signage and landscaping must be carefully planned so road vision will not be obstructed, he contacted law enforcement regarding his concern of the possible increase of emergency calls.
- Hearing was closed at 4:17pm

4. The Public Hearing for Lake Effect LLC: 74 Arthur Street

- Hearing was opened at 4:17pm

- **Applicant report**
This was presented by the different parties of the company. They plan to donate to local community charities and provide education services. They reviewed their site plans; facility regulations, security and interior layout. The plan is to grow their own product, cultivate it and prepare it for distribution with 24-hour security. The operation will be 7 days a week, hours per the ordinance, with about 20-30 employees. The regimented process of assisting customers and making deliveries was explained and must follow state law. ID's are placed into a system; customers must pick up or accept their own substance and must always present ID. The existing building will be renovated, front parking area added and rain gardens.
- **City – staff recommendations/comments**
Planning Commission and staff comments were addressed: widening of the entrance and be aware of the sign location to the road.
Staff recommendations: opening the driveway as much as feasible/possible.
Fire Department stipulations: fire suppression system. DPW: no recommendations.
- **Public comment**
A citizen requested these facilities offer help to the veterans. Lake Effect spokesperson responded: discounts are offered to veterans, seniors, handicap and deliveries are free.
Dan Miessner, 165 Joslin Cove, requested consideration of the location to the hotel and has concerns of the oil and eatable substances not being properly labeled.
- **Hearing was closed at 4:58pm**

The City Planning Commission Special Meeting was recessed at 5:00pm

The City Planning Commission Special Meeting was reopened at 6:00pm

5. The Public Hearing for First Property Holdings LLC: 214 Arthur Street

- **Hearing opened at 6:00pm**
- **Applicant Report**
Dennis, applicant representative, land has no issues. The site has existing parking. Rade Beslach, civil engineer, reviewed the remodeling plans to the exterior and parking lot repair. An easement agreement connecting a shared driveway to the neighboring parcel is being worked out. All state requirements will be met. Strictly a medical provision center.
- **City – staff recommendations/comments**
Planning Commission and staff comments were addressed: backlot and all parking area lighting, concern of what is disposed of in dumpster, cameras and security system, hiring local and delivery vehicle.
Staff recommendations: eliminate north driveway and curb cut, reconfigure traffic flow/parking. Fire Department stipulations: fire suppression system. DPW: no recommendations.
- **Public comment: None**

- Hearing closed at 6:20pm
6. The Public Hearing for Urban Roots Detroit LLC: 24 Arthur Street
- Hearing opened at 6:20pm
 - Applicant report
Melissa Bertram, realtor and Art Kalajian, architect, communicating via facetime.
The barn building will be remodeled inside and outside, keeping the historic look to the building. The house will be removed to allow for parking. A monument will be placed at the tip of the parcel to commemorate the City of Manistee. Landscaping will be done. This is a recreational facility and serving only those 21 years and older. An environmental type of parking, rather than cement, is preferred. A trail friendly area will be placed on the parcel to enhance the possible future trail near the property.
 - City – staff recommendations/comments
Planning Commission and staff comments were addressed: the foundation is safe and up to building code standards, design a logo to blend with the exterior look and presented at a later date.
Staff recommendations: no recommendations. Fire Department stipulations: fire suppression system. DPW: no recommendations.
 - Public comment: None
 - Hearing closed at 6:42pm
7. The Pubic Hearing for DCCA LLC; 34 Arthur Street
- Hearing opened at 6:42pm
 - Applicant report
Owners of previous Arthur Street locations. A medical facility is planned for this site. Building exterior and interior will be remodeled. Landscaping between buildings and around signage, front building parking and connections to the neighboring parcels are planned.
 - City – staff recommendations/comments
Planning Commission and staff comments were addressed: none.
Staff recommendations: no recommendations. Fire Department stipulations: fire suppression system. DPW stipulations: separate water shutoffs (not connected to neighboring parcel buildings). City must be able to shut off water to individual buildings.
 - Public comment: none
 - Hearing closed at 6:51pm
8. The Public Hearing for GR Bud LLC: 48 Arthur Street
- Hearing opened at 6:51pm
 - Applicant report

Owners of previous Arthur Street locations. A redesigned addition to the building along with landscaping is planned. This will be a micro business. Parking will be limited to approximately 7 spaces. A bike path behind the property is planned for the possible future trail.

- City – staff recommendations/comments

Planning Commission and staff comments: none

Staff recommendations: Planning Department, none. Fire Department stipulations: fire suppression system. DPW stipulations: separate water shutoffs (not connected to neighboring buildings). City must be able to shut off water to individual buildings.

- Public comment: none
- Hearing closed at 6:58pm

9. The Public Hearing for Michigan Provisioning Center LLC: 52 Arthur Street

- Hearing opened at 6:58pm
- Applicant report

Owners of previous Arthur Street locations. This will be a micro business with a large front building addition. Landscaping with a picnic area is planned at the back of the property with a walkway to the building to incorporate with the possible future trail plan.

- City – staff recommendations/comments

Planning commission and staff comments were addressed: size of the addition is about 2800 sq. ft.

Staff recommendations: Planning Department, none. Fire Departments stipulations: fire suppression system. DPW: separate water shutoffs (not connected to neighboring parcel buildings). City must be able to shut off water to individual buildings.

- Public comment: none
- Hearing closed at 7:04pm

10. The Public Hearing for DNVK 3 LLC: 64 Arthur Street

- Hearing opened at 7:04pm
- Applicant report

Owners of previous Arthur Street locations. A recreational business is planned at this location. Parking must be in the rear of the building due to the street location. Planned landscaping to the front, in the back part of the parcel and landscaping to access the possible future trail.

- City – staff recommendations/comments

Planning Commission and staff comments were addressed: the existing windows will stay about the same with secured glass glazing system on them. Signage will be on the south side of the building. The issuing of the licenses will determine the order of the building construction on the owned parcels.

Staff recommendations: Planning Department, none. Fire Departments stipulations: fire suppression system. DPW: none.

- Public comment: none.
- Hearing closed at 7:14pm

RELATED ITEMS

None.

SPECIAL PRESENTATION(S)

None.

NEW BUSINESS

None.

OLD BUSINESS

None.

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

Mr. Storey read the received correspondences.

Galen & Pamela Hull, 59 Arthur Street, and Hank Hull, 51 Arthur Street, have no issues with the approved Marijuana Sales Overlay District Special Use Permits. The town is in need of new businesses. Signage and the buildings should have a good appearance and abide by all standards set by the Planning Commission.

Dan & Gale Zielinski, 35 Arthur Street, the properties in this district need upgrading. Odor must be controlled. Signage should not cause any disturbance. Properties they agree to allowing a license: 50, 34, 64, 52, 24 and 48 Arthur Street. Properties they disagree in allowing a license: 28, 32, 74 and 214 Arthur Street. Individual reasons were mentioned in their correspondence.

STAFF

Mr. Carson distributed policy information regarding the overlay district, the US 31 corridor plan and recreation plan. The Planning Commission is to evaluate the information prior to the next work session meeting. Mr. Carson reviewed the overlay district, US 31 corridor and the county-wide recreation plan information.

A work session meeting to further review and discuss the policy information will be scheduled for Thursday, August 29th at 7pm. The meeting is to better prepare the Planning Commission for possible future special use permits.

MEMBERS DISCUSSION

None

ADJOURNMENT

Motion by Commissioner Szymanski, seconded by Commissioner Thomas that the meeting be adjourned.

MOTION PASSED UNANIMOUSLY. Meeting adjourned at 7:34 pm.

MANISTEE PLANNING COMMISSION


Nancy Baker, Recording Secretary